

**PROVIDENCE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING: June 23, 2011**

**PHA Conference Room 100 Broad Street Providence, RI 02903**

**CALL TO ORDER**

**Chairman Waldman called the meeting to order at 5:12 PM.**

**ROLL CALL**

**The Executive Director called the roll:**

**Present: Absent:**

**Paul F. Waldman John Iglioizzi**

**Dolores Casella Hilary Silver (Excused)**

**Nick Narducci Dorothy Waters (Excused)**

**JT Taylor**

**Venuz Madrid**

**Roger Giraud**

**Kevin Jackson**

**Seven members were present constituting a quorum to conduct business.**

**APPROVAL OF MINUTES (5-26-11)**

**Commissioner Taylor moved to approve the meeting minutes of 5-26-11. The motion was seconded by Commissioner Madrid. The chairman called for a vote. The minutes were approved unanimously.**

## **RESIDENT'S COMMENTS**

**There were no resident comments.**

## **CHAIRMAN'S REPORT**

**Chairman Waldman had no report.**

## **COMMITTEE REPORTS:**

### **Asset Management/Capital Improvements**

**Commissioner Madrid presented the committee's report citing completed projects including sidewalks repaired at all the high-rises, and new signs at Manton Heights and Hartford Park. [See the attached committee report.]**

### **Budget, Finance & Audit Committee**

**Commissioner Giraud stated that, again this month, operating income exceeded operating expenses, resulting in a surplus. [See the attached committee report.]**

### **Resident Services Committee**

**Sorrel Devine, Director of Resident Services presented the report for the committee. She stated that Fire Safety programs are being held this month at all of the family developments and that Father's Day**

**festivals were held at each large family development. [See the attached committee report.]**

## **EXECUTIVE DIRECTOR'S REPORT**

### **Monthly Management Report**

**The Executive Director presented the May MMR to the board and asked the board members to review the report and contact him if they have any questions or comments.**

### **Items in Board Packet**

**This month's packet contained a copy of a memo to the Executive Director from Sean Pope, PHA Landscape Architect/Designer, detailing the damage caused to PHA properties during the storm on June 8th and 9th. Also included was an article from the Arbor Day Foundation featuring the PHA's use of green space and trees at the Roger Williams development.**

### **Capital Fund Program Status Report**

**The Executive Director stated that all of the capital fund projects are on schedule and referred the Commissioners to the Monthly Management Report.**

**HUD Assistant Secretary for Public and Indian Housing Sandra Henriques' and HUD Regional Administrator Barbara Fields CNI Visit**  
**Mr. O'Rourke informed the board that HUD Assistant Secretary for Public and Indian Housing, Sandra Henriques, visited Providence two weeks ago along with HUD Regional Administrator, Barbara Fields.**

**This was an informal visit, and after coffee at Seven Stars the Executive Director took them on a tour of Manton Heights and the surrounding areas that will be improved by the Choice Neighborhoods Initiative. The Assistant Secretary enjoyed the tour and hopes to make a formal visit this fall.**

#### **Presentation: FY 2012 Annual Operating & Section 8 Budgets**

**Mr. O'Rourke reported that the budget forecasts \$23,569,523 in Operating Income and \$21,560,104 in Operating Expenses; therefore we anticipate closing the year with a surplus of \$2,009,419 provided the assumptions used in preparing the budget are correct. At this time it is difficult to be precise because HUD hasn't determined the proration of the operating subsidy. In an abundance of caution, the budget was prepared at 90% of eligible operating subsidy.**

**The budget is prepared for the PHA as a whole, and also broken down into the 9 AMPs (Asset Management Projects) plus the COCC (Central Office Cost Center). The COCC budget covers the Executive Office, Finance and Accounting, Special Projects, and skilled trades. Both the Operating and Section 8 budgets are mainly formulaic. [See the attached report for three-year comparative analysis and other key financial information.]**

**Commissioner Narducci asked what General and Non-Routine Expenses consist of. The Executive Director stated that this category is primarily for insurance and the write-off of bad debts.**

## **Presentation: College Visions**

**Mr. O'Rourke introduced Simon Moore, Executive Director of College Visions, who is working in partnership with the PHA's Resident Services department. Mr. Moore explained that the College Visions program assists high school students through the process of applying to and selecting an appropriate college and course of study. The College Success program supports the students throughout their college experience in order to help them continue to make the most advantageous decisions and achieve their goals. He introduced Dioni Cruz, currently a student at Holy Cross; Abel Hernandez, who graduated from RISD with a degree in industrial design; and Servio Gomez, who attended CCRI for two years and has just transferred to RIC. Next year the PHA will enable 16 high school students and 10 college students to attend the College Visions programs. [See the attached materials.]**

**The Executive Director also announced that Paul Campbell, a former PHA employee and currently the Archivist for the City of Providence, along with his wife, will begin offering a scholarship to a worthy PHA student next year. Mr. O'Rourke will also offer a scholarship, so we will have two new scholarship offerings in addition to the scholarships currently offered by the Housing Authority Insurance Group and the National Association of Housing and Redevelopment Officials.**

## **RESOLUTIONS:**

### **Resolution #4203**

**Resolution authorizing the Executive Director to execute Grant Agreements for the Choice Neighborhood Initiative. The motion was moved by Commissioner Jackson, and seconded by Commissioner Cascella. After a discussion, a vote was taken and the motion was unanimously approved.**

### **Resolution #4204**

**Approval of FY 2012 Annual Operating and Section 8 Budgets. Commissioner Narducci moved approval with Commissioner Taylor seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.**

### **OLD BUSINESS**

**There was no old business**

### **NEW BUSINESS**

**Commissioner Narducci commended the PHA and the employees involved in the Father's Day and Fire Safety events this month at Chad Brown. The Executive Director thanked Commissioner Narducci for supplying the pizza for the Fire Safety event.**

### **ADJOURNMENT**

**There being no further business, Chairman Waldman accepted a motion to adjourn from Commissioner Narducci, seconded by**

**Commissioner Taylor. The meeting adjourned at 6:10 PM.**

**Minutes Submitted and Approved By:**

**Beth Herosy      Stephen J. O'Rourke**

**Recording Secretary      Executive Director**